








CHESTERFIELD COUNTY, VIRGINIA PLANNING COMMISSION AGENDA AND PUBLIC NOTICE Tuesday – July 17, 2007 **AMENDED**


NOTE: The  symbol indicates that an attachment accompanies the agenda item. These attachments are generally available the second or first Wednesday prior to the Planning Commission meeting, depending upon their release date. Any subsequent changes to this agenda prior to the date of the meeting and more detailed information regarding agenda items can be found at www.chesterfield.gov/plan, or by calling the Planning Department at 804-748-1050 during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday.


12:00 p.m. COMMISSION ASSEMBLES - MULTIPURPOSE ROOM, CHESTERFIELD COUNTY COMMUNITY DEVELOPMENT BUILDING, 9800 GOVERNMENT CENTER PARKWAY.

12:30 p.m. WORK SESSION

- A. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation and Dinner Location Selection.
- B. Review Upcoming Agendas. (Any rezonings or conditional uses scheduled for future meetings.)
- C. Review Day's Agenda. (Any items listed for the 3:00 p.m. and 7:00 p.m. Sessions.)
- D. Work Program – Review and Update. 
- E. Discussion to Consider Rescheduling Planning Commission Evening Session Meeting Start Time. 
- F. Update relative to Proposed FY-08 Planning Department Fee Adjustments.
- G. Status Report-*Swift Creek Reservoir Master Plan and Maintenance Program*. 
- H. Discussion relative to Proposed *Upper Swift Creek Plan Amendment* and related Ordinance Amendments. 
- I. Recess.

3:00 p. m. PUBLIC MEETING

- A. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.
- B. Approval of Planning Commission Minutes:
 - June 19, 2007 Planning Commission Meeting Minutes. 
- C. Consideration of the Following Cases in this Order:
 - Requests for withdrawals/deferrals.
 - Cases where the applicant accepts the recommendation and there is no public opposition.
 - Cases where the applicant does not accept the recommendation and/or there is public opposition.

07PR0405: In Clover Hill Magisterial District, **ROB CHESSON** requests Planning Commission approval of architectural elevations, lighting plan and landscape plan, as required by Conditions 4, 5 and 7, respectively, of zoning Case 85S074. This development is commonly known as **BAILEY PARK/RASTEK**. This request lies in General Business (C-5) and Corporate Office (O-2) Districts on three (3) parcels totaling approximately twenty (20) acres fronting approximately 535 feet on the south line of Hull Street Road, east of N. Bailey Bridge Road. Tax IDs 741-682-9653 and 9809 and 742-682-0990. (Sheet 10) 

07PR0407: In Clover Hill Magisterial District, **TASTE OF ITALY** requests Planning Commission approval of architecture and landscape plans, as required by Case 89SN0150. This project or development is commonly known as **TASTE OF ITALY AT WATERFORD**. This request lies in a Light Industrial (I-1) District on a .79 acre

parcel fronting approximately 137 feet on the east line of Charter Colony Parkway approximately 230 feet north of Genito Road. Tax ID 729-688-8382 (Sheet 16).📄

06TS0211: In Dale Magisterial District, **PATRICK CONSTRUCTION** requests tentative subdivision approval of seventy-eight (78) single family lots and a waiver to Section 17-76(1) to allow seventy-eight (78) lots on one (1) local street access. This project is commonly known as **AUTUMN GROVE (FORMERLY AUTUMN LEAF)**. This request lies in a Residential (R-12) District on a 35.37 acre parcel lying approximately 1,700 feet on the west line of Stonebridge Subdivision (Sections 3 and 4), also fronting approximately fifty (50) feet on Koufax Drive and located at the terminus of Koufax Drive. Tax ID 774-678-9980 (Sheet 17).📄

07TS0163: In Midlothian Magisterial District, **ANDREW GIBB** requests tentative subdivision approval of 129 single family lots. This development is commonly known as **QUEENS GATE**. This request lies in Residential (R-7 and R-15) and Corporate Office (O-2) Districts on a 79.21 acre parcel fronting approximately 2,500 feet on the south line of Coalfield Road, also fronting approximately 2,500 feet on the north line of Lucks Lane. Tax IDs 727-698-7803; 728-697-2424; 729-696-0058; and 731-696-2505 (Sheets 9 and 10).📄

07TW0326*: In Clover Hill Magisterial District, **ZENO AND CHARLOTTE ROUSSEAU** request a development standards waiver to the Zoning Ordinance provision in Section 19-510(a)(1) to permit a boat to be parked outside the required rear yard. This project is commonly known as **11501 BAILEY WOODS DRIVE**. This request lies in a Residential (R-9) District on a .23 acre parcel fronting approximately seventy-five (75) feet on the south line of Bailey Woods Drive. Tax ID 742-679-1230 (Sheet 16).📄

*This case was deferred at a previous session by the Planning Commission.

D. Recess (To Selected Dinner Location.)

6:00 p. m. PUBLIC MEETING AND HEARING - PUBLIC MEETING ROOM, CHESTERFIELD COUNTY ADMINISTRATION BUILDING.

The Planning Commission of Chesterfield County, on Tuesday, July 17, 2007, beginning at 6:00p.m., in the Public Meeting Room at the Chesterfield County Administration Building, Chesterfield, Virginia, will consider the following requests. If all items cannot be completed on Tuesday, July 17, 2007, the meeting will be recessed to Thursday, July 19, 2007, at 7:00 p. m., in the Public Meeting Room.

(NOTE: THE PLANNING COMMISSION WILL CONSIDER DEFERRALS AND CONSENT ITEMS FROM 6:00P.M. TO 7:00P.M. AND WILL CONSIDER CONTESTED ITEMS BEGINNING AT 7:00 P.M.).

- A. Invocation.
- B. Pledge of Allegiance to the Flag of United States of America.
- C. Review Upcoming Agendas.
- D. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.
- E. Review Meeting Procedures.
- F. Citizen Comment on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues.
- G. Public Hearing: Consideration of the Following Proposals in this Order:
 - Requests for withdrawals/deferrals.
 - Cases where the applicant accepts the recommendation and there is no public opposition.
 - Cases where the applicant does not accept the recommendation and/or there is public opposition.

07SN0332: In Bermuda Magisterial District, **BERMUDA TRIANGLE PROPERTY LP** requests rezoning and amendment of zoning district map from Agricultural (A) to General Industrial (I-2). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for light industrial use. This request lies on one (1) acre fronting approximately ninety (90) feet on the north line of Battery Dantzler Road approximately 560 feet east of Old Stage Road. Tax ID 804-656-1922.

07SN0344: In Midlothian Magisterial District, **NEW DELIVERANCE EVANGELISTIC CHURCH** requests Conditional Use and amendment of zoning district map to permit a child care facility and private school in an Agricultural (A) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51 to 4.0 dwelling units per acre. This request lies on 17.1 acres and is known as 1701 Turner Road. Tax ID 765-699-3061.

07SN0346: In Bermuda Magisterial District, **NEW CINGULAR WIRELESS PCS, LLC** requests Conditional Use and amendment of zoning district map to permit a communications tower in General Business (C-5) and General Industrial (I-2) Districts. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general commercial uses. This request lies on 12.5 acres fronting approximately twenty-two (22) feet on the north line of Ruffin Mill Road east of Route I-95. Tax IDs 805-638-Part of 7523; 806-638-Part of 0723; and 806-640-Part of 0310.

07SN0348: In Matoaca Magisterial District, **JAMES AND HAZEL MILES** request Conditional Use and amendment of zoning district map to permit a business (boat motor repair) incidental to a dwelling unit in an Agricultural (A) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.01-2.5 units per acre. This request lies on 2.4 acres fronting approximately ninety (90) feet on the east line of Branders Bridge Road approximately twenty (20) feet north of Birdbrook Drive. Tax IDs 795-621-0072 and 1887.

07SN0352: In Bermuda Magisterial District, **RUS BECK/N. B. GOODWYN AND SONS** request Conditional Use and amendment of zoning district map to permit General Business (C-5) uses in a General Industrial (I-2) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general industrial use. This request lies on 29.8 acres fronting approximately 960 feet on the north and approximately 490 feet on the south lines of Bellwood Road approximately 800 feet east of Jefferson Davis Highway. Tax IDs 793-674-6970 and 793-675-3644.

07SN0353: In Bermuda Magisterial District, **DORAN DEVELOPMENT CO., L.L.C., RICHARD J. NOVEMBER, MANAGER AND H. R. POLLARD, IV, MANAGER** request rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12). Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51-4.0 units per acre. This request lies on 30.7 acres fronting approximately 160 feet on the east line of Happy Hill Road across from Fielding Road. Tax ID 799-642-4348.

07SN0354: In Midlothian Magisterial District, **NEW CINGULAR WIRELESS PCS, LLC** requests Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-40) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of one (1) dwelling per acre or less. This request lies on 2.9 acres fronting approximately twenty-two (22) feet on the west line of James River Road approximately 780 feet south of Riverton Ridge Drive. Tax ID 728-725-Part of 6105.

07SN0356: In Midlothian Magisterial District, **GOODE LAND COMPANY** requests rezoning and amendment of zoning district map from Residential (R-7) and Community Business (C-3) to Community Business (C-3) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for village shopping district use uses. This request lies on 2.7 acres and is known as 13217 Midlothian Turnpike. Tax ID 731-707-2423.

07SN0361: In Matoaca Magisterial District, **ROBERT C. SOWERS AND DOUGLAS AND SUSAN SOWERS** request rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for conservation: passive recreation and single family residential use of 2.0 units per acre or less. This request lies on 26.2 acres fronting approximately 1,030 feet on the west line of Otterdale Road approximately 3,380 feet north of Genito Road. Tax IDs 713-691-1673 and 8928; and 714-690-1660.

07SN0362: In Clover Hill Magisterial District, **MT. GILEAD FULL GOSPEL INTERNATIONAL MINISTRIES** requests Conditional Use and amendment of zoning district map to permit a computer-controlled, variable message, electronic sign. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use uses. This request lies in an Agricultural (A) District on 4.1 acres lying approximately 970 feet off the north line of Hicks Road across from Lockhart Road. Tax ID 759-694-Part of 3145.

05SN0239*: (Amended) In Clover Hill Magisterial District, **THE CHEATHAM FAMILY LIMITED PARTNERSHIP** requests rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use uses. This request lies on 63.5 acres fronting approximately 550 feet on the north line of Hull Street Road, also fronting approximately 2,400 feet on the west line of Route 288 and located in the northwest quadrant of the intersection of these roads. Tax IDs 733-680-Part of 9439; 734-678-2276; and 734-681-0526 and 3904.

06SN0244*: In Bermuda Magisterial District, **H. H. HUNT CORPORATION** requests rezoning and amendment of zoning district map of a 1,445.4 acre tract from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development to permit exceptions to Ordinance requirements plus Conditional Use to permit recreational facilities on 43.5 acres of the 1,445.4 acre tract and rezoning of a 169.1 acre tract from Agricultural (A) to Regional Business (C-4) with Conditional Use Planned Development to permit exceptions to Ordinance requirements plus Conditional Use on 3.0 acres of the 169.1 acre tract to permit an above-ground utility structure (wastewater pump station). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use and residential use of 1.01-2.5 units per acre. This request lies on 1,614.5 acres fronting approximately 2,890 feet on the south line of Bradley Bridge Road, also fronting in two (2) places for approximately 9,490 feet on the west line of Branders Bridge Road. Tax IDs 780-644-8171; 781-637-Part of 6541; 781-639-3251; 781-641-6250; 783-635-0505; and 784-641-6810.

07SN0152*: (Amended) In Matoaca Magisterial District, **PATRICIA H. PATTON AND MICHAEL AND MYRNA T. MCCAFFERY** request rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor uses. This request lies on 12.5 acres fronting

approximately 1,500 feet on the south line of Hull Street Road approximately 170 feet east of Mockingbird Lane. Tax ID 730-674-7150 and 731-674-2477.

07SN0157*: In Matoaca Magisterial District, **OTTERDALE VENTURE, LLC** requests rezoning and amendment of zoning district map from Agricultural (A) and General Business (C-5) to Community Business (C-3) of 107 acres with Conditional Use to permit multifamily residential use and to Residential Townhouse (R-TH) of seventy-one (71) acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use and residential use of 2.0 units per acre or less. This request lies on 178.0 acres fronting approximately 1,500 feet on the north line of Hull Street Road, also fronting in two (2) places for a total of approximately 3,500 feet on the west line of Otterdale Road and located in the northwest quadrant of the intersection of these roads. Tax ID 710-670-5596.

07SN0180*: In Bermuda Magisterial District, **PAGE DEVELOPMENT CO.** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12). Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51-4.0 units per acre. This request lies on 18.3 acres lying approximately 490 feet off the south line of Treely Road approximately 180 feet east of Eves Lane. Tax ID 791-637-Part of 7209.

07SN0206*: (Amended) In Matoaca Magisterial District, **GBS HOLDING LTD** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-15) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. Residential use of up to 2.90 units per acre is permitted in a Residential (R-15) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for single family residential use of 2.0 units per acre or less. This request lies on 38.8 acres fronting approximately 290 feet on the west line of Old Hundred Road approximately 2,900 feet northwest of Otterdale Road. Tax ID 714-698-Part of 3178.

07SN0223*: In Matoaca and Midlothian Magisterial Districts, **GBS HOLDING, LTD.** requests rezoning and amendment of zoning district map from Agricultural (A) and Light Industrial (I-1) to Community Business (C-3) of 270.9 acres with Conditional Use to permit multifamily and townhouse uses and rezoning from Agricultural (A) and Light Industrial (I-1) to Residential Townhouse (R-TH) of 1,124 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements on the entire 1,394.9 acre tract. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional employment center use, office/residential mixed use and residential use of 2.0 units per acre or less. This request lies on 1,394.9 acres fronting the east and west lines of Old Hundred Road at the Norfolk Southern Railroad; the north line of Old Hundred Road east of Otterdale Road; and the east and west lines of Otterdale Road north of Old Hundred Road. Tax IDs 707-700-7988; 708-702-1722; 709-701-7328; 710-700-7596; 710-703-3345; 711-699-3470; 711-700-1144; 711-701-5180; 712-699-7663; 713-703-4194; 713-704-3412; 713-705-5709; 714-703-2188 & 7259; 714-704-1729; 714-705-5728; 716-701-4130; 718-697-4548 & 6844; 718-699-7719; 719-697-8012; 719-698-2822; 720-695-3288 & 9506; 720-698-0178; 720-700-0007; 721-695-9061; 722-697-0512; 722-700-4002.

07SN0241*: In Dale Magisterial District, **ROWE ASSOCIATES LTD.** requests amendment to Conditional Use Planned Development (Case 84S059) and amendment of zoning district map relative to buffer requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies in a Residential (R-9) District on 1.0 acre fronting approximately 400 feet on the north line of Cogbill Road, also fronting approximately 150 feet on the west line of Ironstone Drive and located in the northwest quadrant of the intersection of these roads. Tax IDs 772-681-3493 and 4595; and 772-682-6002.

07SN0251*: (Amended) In Dale Magisterial District, **SALVATORE CANGIANO** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential Townhouse (R-TH) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre. This request lies on 9.3 acres fronting approximately 1,250 feet on the northeast line of Genito Road approximately 180 feet west of Price Club Boulevard. Tax ID 745-683-9215.

07SN0262*: (Amended) In Matoaca Magisterial District, **SKINQUARTER LLC** requests rezoning from Agricultural (A) with Conditional Use to Agricultural (A) of 55.0 acres plus Conditional Use to permit a construction/demolition/debris landfill and a material recycling operation on this property and an adjacent 56.4 acres currently zoned Agricultural (A). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for rural conservation area use. This request lies on a total of 111.4 acres fronting approximately 40 feet on the south line of Hull Street Road approximately 2,700 feet west of Skinquarter Road. Tax IDs 689-666-8726; 690-664-Part of 5058; and 690-666-8719.

07SN0298*: In Dale Magisterial District, **KEVIN L. FLOYD PE, LS** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-15). Residential use of up to 2.90 units per acre is permitted in a Residential (R-15) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies on 51.2 acres fronting approximately 690 feet on the north line of Beach Road approximately 630 feet west of Gates Bluff Drive. Tax IDs 763-661-Part of 7607 and 764-662-Part of 3891 and 7481.

07SN0300*: In Bermuda Magisterial District, **ANDREW WALKER** requests rezoning and amendment of zoning district map from Residential (R-7) to Corporate Office (O-2). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for office/residential mixed use uses. This request lies on 0.6 acre and is known as 3453 West Hundred Road. Tax ID 793-655-4597.

07SN0307*: (Amended) In Matoaca Magisterial District, **BATTLEGROUND RESTAURANTS, INC. AND MICHAEL MCCAFFERY** request rezoning and amendment of zoning district map from Agricultural (A), Neighborhood Business (C-2) and Corporate Office (O-2) to Community Business (C-3) with Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This request lies on 7.9 acres fronting approximately 490 feet on the south line of Hull Street Road approximately 470 feet west of Mockingbird Lane. Tax IDs 729-673-5883 and 8052 and 729-674-8507.

07SN0314*: In Matoaca Magisterial District, **CARRIE E. COYNER, TRUSTEE** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for conservation: passive recreation and residential use of 2.0 units per acre or less. This request lies on 27.6 acres fronting approximately 200 feet on the west line of Winterpock Road approximately 300 feet south of Bethia Road. Tax ID 721-662-1358.

07SN0336*: In Matoaca Magisterial District, **360 CAPITAL PARTNERSHIP, LLC** requests Conditional Use and amendment of zoning district map to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use. This request lies in a Regional Business (C-4) District on 71.9 acres fronting approximately 1,600 feet on the east and west lines of Lonas Parkway approximately 1,000 feet south of Hull Street Road. Tax IDs 737-678-8211; 737-679-1634; 738-679-Part of 1556; and 738-680-Parts of 2767 and 8161.

*These cases were deferred at a previous session by the Planning Commission.

H. Citizen Comment on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues.

I. Adjournment.

All persons favoring, opposing or interested in the above are invited to appear at the time and place herein stated, and may speak in accordance with Chesterfield County Planning Commission Bylaws and Suggested Practices and Procedures (www.chesterfield.gov/plan). Copies of the above cases, proposals and related information are on file in the County Administrator's Office (Room 505) at the Chesterfield County Administration Building and in the Planning Department at the Chesterfield County Community Development Building, 9800 Government Center Parkway, Chesterfield, Virginia, for public examination during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday.

Kirkland A. Turner, Director
Planning Department